

040.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

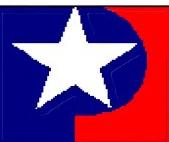
699,400 / 699,400

USE VALUE:

699,400 / 699,400

ASSESSED:

699,400 / 699,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HANCOCK MARJORIE S/TRUSTEE	
Owner 2: MARJORIE S HANCOCK REV TRUST	
Owner 3:	

Street 1: 60 WARREN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HANCOCK MARJORIE SUE -

Owner 2: -

Street 1: 60 WARREN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,252 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Aluminum Exterior and 1162 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5252		Sq. Ft.	Site		0	80.	1.10	1									462,050						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5252.000		231,600		5,700		462,100		699,400							
Total Card							0.121		231,600		5,700		462,100		699,400		Entered Lot Size					
Total Parcel							0.121		231,600		5,700		462,100		699,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		601.89		/Parcel:		601.8		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
040.0-0006-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	231,600	5700	5,252.	462,000	699,300	699,300
2019	101	FV	197,900	5700	5,252.	490,900	694,500	694,500
2018	101	FV	197,900	5700	5,252.	358,100	561,700	561,700
2017	101	FV	197,900	5700	5,252.	311,900	515,500	515,500
2016	101	FV	197,900	5700	5,252.	265,700	469,300	469,300
2015	101	FV	186,600	5800	5,252.	259,900	452,300	452,300
2014	101	FV	186,600	5800	5,252.	213,700	406,100	406,100
2013	101	FV	186,600	5800	5,252.	203,300	395,700	395,700

Parcel ID

040.0-0006-0003.0

Notes Date

Year End Roll 12/18/2019

Year End Roll 1/3/2019

Year End Roll 12/20/2017

Year End Roll 1/3/2017

Year End 1/4/2016

Year End Roll 12/11/2014

Year End Roll 12/16/2013

Year End Roll 12/13/2012

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	BMT GETS WATER.																																																																																															
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																																																																																																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																																																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																																																																																																
Prime Wall:	3 - Aluminum			A HBth:		Rating:																																																																																																	
Sec Wall:		%		OthrFix:		Rating:																																																																																																	
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																																
Color:	WHITE			A Kits:		Rating:																																																																																																	
View / Desir:				Fpl:		Rating:																																																																																																	
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																	
Grade:	C - Average			CONDOS INFORMATION																																																																																																			
Year Blt:	1875	Eff Yr Blt:		Location:																																																																																																			
Alt LUC:		Alt %:		Total Units:																																																																																																			
Jurisdct:		Fact:	.	Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	2	M																																																																																										
Sec Int Wall:		%		Economic:				Additions:																																																																																															
Partition:	T - Typical			Special:				Kitchen:																																																																																															
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																															
Sec Floors:		%		Total:	31	%		Plumbing:																																																																																															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																															
Subfloor:				Basic \$ / SQ:	130.00			Heating:																																																																																															
Bsmnt Gar:				Size Adj.:	1.35000002			General:																																																																																															
Electric:	3 - Typical			Const Adj.:	0.99989998			COMPARABLE SALES				SUB AREA																																																																																											
Insulation:	2 - Typical			Adj \$ / SQ:	175.482			Rate	Parcel ID	Typ	Date	Sale Price																																																																																											
Int vs Ext:	S			Other Features:	69500																																																																																																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																																																																																																		
# Heat Sys:	1			NBHD Mod:																																																																																																			
% Heated:	100	% AC:		LUC Factor:	1.00																																																																																																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	335643																																																																																																		
% Com Wall:		% Sprinkled:		Depreciation:	104049																																																																																																		
				Depreciated Total:	231594																																																																																																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																																																																																															
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Model:																																																																																																							
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PARCEL ID 040.0-0006-0003.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
32	Barn W/Loft	D	Y	1	20X26	A	FR	1910	17.23	T	51	101			4,400		4,400																																																																																						
22	Wood Deck	D	Y	1	10X12	A	AV	1988	14.33	T	24.8	101			1,300		1,300																																																																																						
More: N				Total Yard Items:				5,700	Total Special Features:						Total:	5,700																																																																																							
SKETCH																																																																																																							
SUB AREA DETAIL																																																																																																							
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